



PLANNING COMMISSION/BOARD OF ADJUSTMENT

Tuesday, January 13, 2026 at 6:30 PM

City Hall 8319 Co. Rd. 11 Breezy Point, MN 56472

(218) 562-4441 | Office Hours 8:00 a.m. - 4:00 p.m. | cityadmin@cityofbreezypointmn.us

AGENDA

1. **OATHS TO OFFICE - Brisbin and Weaver**
2. **CALL TO ORDER**
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL**
5. **ELECTION OF OFFICERS - Chair and Vice Chair**
6. **OPEN FORUM**
7. **APPROVAL OF MINUTES**

[A.](#) November 12, 2025 Planning Commission Meeting / Board of Adjustment Minutes

8. **PUBLIC HEARING - Conditional Use Application C-25-004** Whitebirch Inc. 7891 County Road 11 Breezy Point, MN. Parcels 10170778 and 10170500. Request relocation of Golf Course holes 8 and 9 – Whitebirch Golf Course. Zone RC.

1 - Open Public Hearing

2 - Applicant Presentation

3 - Staff Review

4 - Public Input

5 - Close Public Hearing

OFFICIAL ACTION CUP-25-004

[A.](#) CUP Application C-25-004

9. **PUBLIC HEARING - Variance Application V-25-003** Michael & Debra Buckli 31162 Spring Loop. Lot 5 Block 20 Whitebirch 15. Parcel 10080934. Zone R-2 Medium Residential. Variance application for 20' setback from required 30 foot setback for existing accessory structure.

1 - Open Public Hearing

2 - Applicant Presentation

3 - Staff Review

4 - Public Input

5 - Close Public Hearing

OFFICIAL ACTION V-25-003

[A.](#) VARIANCE Application V-25-003

10. PUBLIC HEARING - Conditional Use Application C-26-001 Breezy Point Sports Inc. 9250 Breezy Point Drive. Site Address 7370 County Road 11 Breezy Point. Parcel 10181332. Legal Attached. Requested sales and display camping park-model recreation vehicle licensed as motor vehicle sales. Zones C (Commercial).

1 - Open Public Hearing

2 - Applicant Presentation

3 - Staff Review

4 - Public Input

5 - Close Public Hearing

OFFICIAL ACTION CUP-26-001

[A.](#) CUP Application C-26-001

11. ZONING ORDINANCE TALKING POINTS

[A.](#) City Zoning Ordinance

12. STAFF REPORTS

[A.](#) 2025 Building Permit Summary

13. COMMISSIONER REPORTS

14. ADJOURN

**Breezy Point Planning Commission/
Board of Adjustment
November 12, 2025 – 6:30 p.m.
Meeting minutes**

The Planning Commission Board of Adjustment meeting was called to order on Wednesday, November 12, 2025, at 6:30 PM by Commissioner Brisbin.

The Pledge of Allegiance was recited by all in attendance.

City Planner Jerry Bohnsack conducted the roll call. Planning Commissioners Lee Brisbin, Roger Theis, and Teddy Zierden were present. Joe Ayers and Marcy Weaver were absent. Staff present included Administrator Allie Polsfuss, Planner Jerry Bohnsack, and Deputy City Clerk Deb Runksmeier.

Open Forum

No one from the public came forward to speak during the open forum.

Approval of September 16, 2025 Planning Commission / Board of Adjustment Meeting Minutes

Motion to approve the September 16th minutes made by Planning Commissioner Theis, seconded by Planning Commissioner Zierden. All voted in favor. Motion passed 3-0

PUBLIC HEARING- CONDITIONAL USE APPLICATION C-25-003

Planning Commissioner Brisbin opened the public hearing at 6:33 p.m. for Matt Juntunen's application to construct a 1040 sq. ft. accessory building at 8862 County Road 11 Breezy Point, MN.

Matt Juntunen, 8862 County Road 11, Breezy Point, Minnesota, addressed the commission. He explained he was seeking permission to build an accessory building on his property for additional storage. The proposed building would be located on the Harvest Road side of his property where there is an existing driveway to a clearing area. Mr. Juntunen stated it would be a cold storage building with no plumbing or septic.

Mr. Juntunen detailed that the building's color scheme would match existing buildings on the property. His residential home is approximately 2,400 square feet with dark bronze log siding. He has a small garage tucked in the middle of the property with a second driveway off Harvest Road. The proposed building would be on that same driveway, closer to the road. The building would have black wainscoating on the bottom and dark bronze metal siding for the majority of the building, with black garage doors, doors, and windows to match the existing structures.

Planning Commissioner Theis asked about the height of the sidewalls. Mr. Juntunen explained that Sandman Engineering was designing it in accordance with city code, with the midpoint height of the roof not exceeding 15 feet tall.

Planning Commissioner Theis inquired if a survey was being conducted to ensure proper setbacks. Mr. Juntunen stated he created his own site plan and was confident they were well within tolerance for setbacks between the road and neighboring lots. He also mentioned his lot is approximately 1.86 acres.

Planner Bohnsack presented the staff review. He identified the property as 8862 County Road 11, with PID Number 10080631 and legal description of Lot 11, Block 23, White Bird 16. The zoning is R-2 medium residential. The applicable city codes are 1530.032, 1530.044045, and 1530.119.

Mr. Bohnsack explained that the property is 1.842 acres (80,286 square feet) located between Harvest Road and County Road 11. The lot currently has an existing house and a 22 by 24 detached garage. The applicant is seeking to construct another detached garage, 26 by 40 feet, resulting in a cumulative total square footage of accessory structures of 1,568 square feet, with access from Harvest Road.

Mr. Bohnsack reviewed the conditional use findings required in section 1530.19, noting that:

- The use is an appropriate conditional use in land use zoned R-2
- The property is zoned R-2 and the request is consistent with city codes 1530.032, 1530.044045, and 1530.119
- The use is compatible with the comprehensive land use plan
- The use is compatible with the existing neighborhood
- The use and conditions would not be injurious to public health, safety, welfare, decency, comfort, convenience, appearance, or prosperity of the city

He noted the appropriate conditions for approval would be:

- Applicant shall obtain a building permit for the accessory structure
- Applicant shall comply with all setback requirements
- Siding and roofing of accessory structure to be similar to principal structure
- Accessory structure to comply with state building code
- Height of the accessory structure shall not exceed 15 feet midpoint of the roof
- Cumulative square footage of accessory structure shall not exceed 1600 square feet
- Access to accessory structure to be from Harvest Road

No members of the public came forward to provide input.

Planning Commissioner Brisbin closed the public hearing at 6:43 p.m.

Conditional Use Permit Application C-25-003

Motion to approve conditional use permit application C-25-003 under the conditions presented was made by Planning Commissioner Zierden, seconded by Planning Commissioner Theis. All voted in favor. Motion passed 3-0.

City Zoning Ordinance Talking Points

City Planner Jerry Bohnsack suggested that discussion on the zoning ordinance be postponed until a full board was present. The commissioners agreed to table this item until the December meeting.

Staff Reports

Jerry Bohnsack reported on a property at 31162 Spring Loop that has an unpermitted garage approximately 10 feet too close to the property line. The current owners purchased the property in May 2025 and were unaware of the issue. The building was constructed around 2003-2004 by previous owners.

Mr. Bohnsack explained that based on the city attorney's advice, they can only pursue compliance with the current property owner, not the previous owner. He recommended asking the current owners to apply for an after-the-fact variance for the setback, which is 20 feet instead of the required 30 feet.

The commissioners discussed the situation, with Planning Commissioner Zierden stating that an after-the-fact variance seemed sufficient since the current owners were victims in the situation. Planning Commissioner Theis agreed. Mr. Bohnsack noted that this approach would legitimize the building, which would be important if it ever needed to be rebuilt in the future.

The discussion then briefly touched on other code enforcement issues in the same neighborhood, including impervious coverage concerns and camping violations.

Adjourn

Motion to adjourn the meeting made by Planning Commissioner Zierden, seconded by Planning Commissioner Brisbin. All voted in favor. Meeting adjourned at 6:29 p.m.

Submitted By: Deb Runksmeier
Deputy City Clerk

City of Breezy Point
Notice of Public Hearing
Tuesday, December 9, 2025 6:30 p.m.
Breezy Point City Hall

To Whom It May Concern:

Notice is hereby given the City of Breezy Point Planning Commission / Board of Adjustment will hold a public hearing on December 9, 2025 at 6:30 p.m. or shortly thereafter at Breezy Point City Hall, 8319 County Road 11, to consider the following;

Conditional Use Application C-25-004 Whitebirch Inc. 7891 County Road 11 Breezy Point, MN. Parcels 10170778 and 10170500. Legal Attached. Request relocation of Golf Course holes 8 and 9 – Whitebirch Golf Course. Zone RC (Resort Commercial).

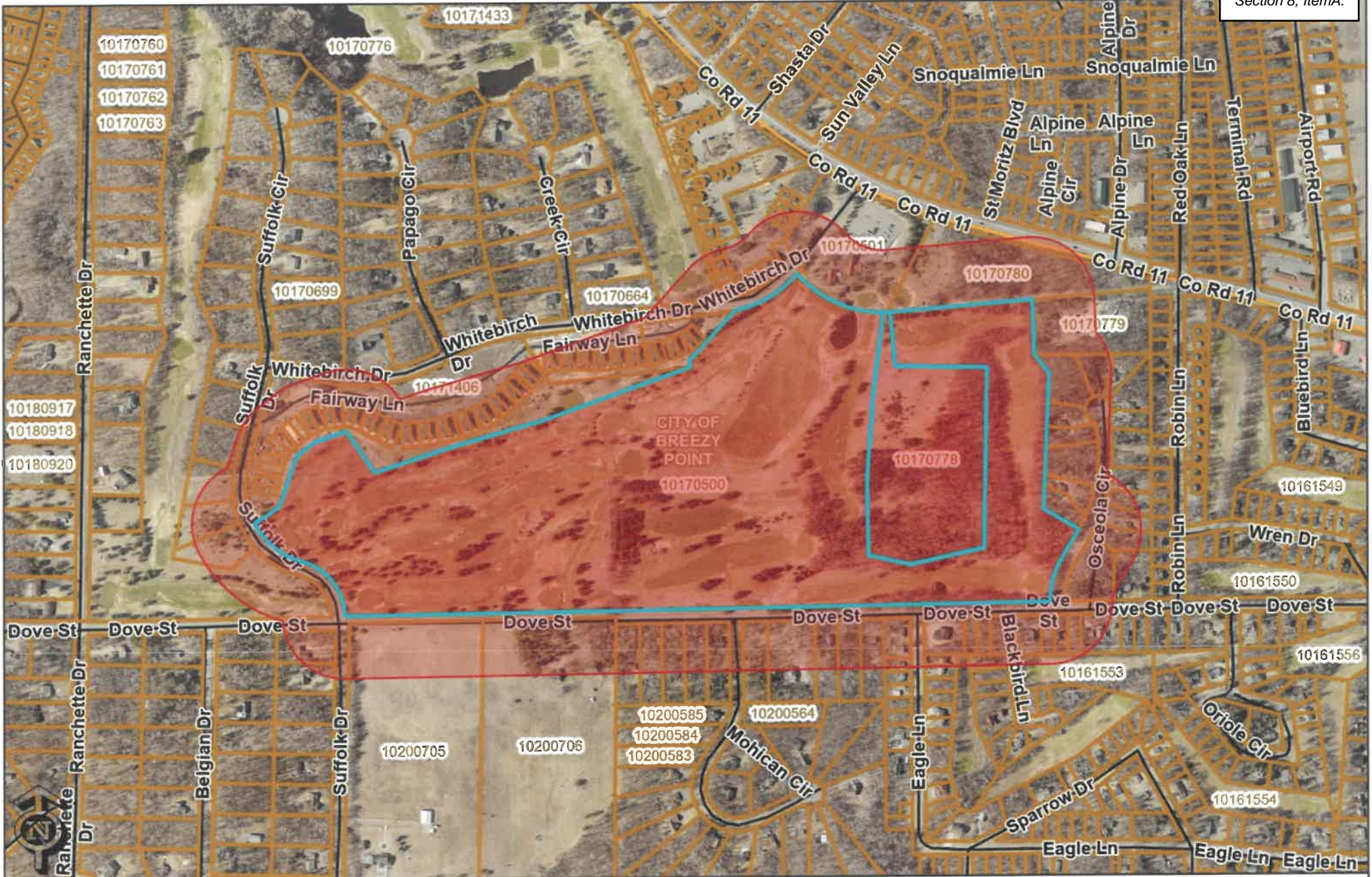
Variance Application V-25-003 Michael & Debra Buckli 31162 Spring Loop. Lot 5 Block 20 Whitebirch 15. Parcel 10080934. Zone R-2 Medium Residential. Variance application for 20' setback from required 30 foot setback for existing accessory structure.

A notice relative to above listed requests is sent to all property owners located within 350 feet of the applicant's property. Please share this information with your neighbor in the event any property owner has been missed, or our records are not correct.

Public is invited to attend and be heard on these matters.

Jerry Bohnsack
Planning & Zoning
City of Breezy Point
218-569-1003
jbohnsack@cityofbreezypointmn.us

Echo Journal Nov. 26 & Dec. 3, 2025



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Received by City: 11/14/20

Application Number: C-25-004

Non-refundable Fee Paid: 350.00

Receipt #: 1-028



8319 County Road 11
Breezy Point, MN 56472
Phone: (218) 562-4093
Fax: (218) 562-4486
www.cityofbreezypointmn.us

Conditional Use Application

Name of Applicant White Birch INC
Address 9252 Breezy Point DR
City, State, Zip Breezy Point, MN 56472
Phone 218-831-9283 Alternate Phone 218-820-4038
DAVID SPICCO DAVID Landecker

Physical Address / Location of Property 7891 County Rd 11, Breezy Point - White Birch/Antlers Physical Address

Legal Description of Property SEE PARCEL 'A' Exhibit
For Description of PART OF OUTLOT C AND OUTLOT D
White Birch Sevens plat of record Crow Wing County

Parcel ID Number 1517078 Zoning District RC
10170500 Resort Commercial

Applicant is: Legal Owner of Property
 Contract Buyer
 Option Holder
 Agent
 Other _____

Title Holder of Property (if different than applicant):
Name _____
Address _____
City, State, ZIP _____
Phone _____

State the nature of your request in detail. What are you proposing for your property?
Construct Golf Course redesign of holes 8+9
White Birch Course.

Signature of Owner, authorizing application Robert R. Spivey
(By signing, the owner is certifying that he/she has read and understands the instructions accompanying this application.)

Signature of Applicant (if different than owner) Alvin J...
(By signing, the applicant is certifying that he/she has read and understands the instructions accompanying this application.)

By signing above, I acknowledge that I understand that I am responsible for all fees incurred by the City as a result of professional services provided by the City Engineer, City Attorney, and other contracted agencies in reviewing my application.

CONDITIONAL USE: A land use or land development, as defined by the Ordinance, that is allowed, but would not be appropriate without restrictions or conditions as determined by the Planning Commission. The proposed use must meeting the following standards: (a) the use or development is an appropriate conditional use in the land use zone, (b) the use or development with conditions conforms to the comprehensive land use plan, (c) The use with conditions is compatible with the existing neighborhood, and (d) the use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, or prosperity of residents in the City.

The following questions must be answered.

1. What changes are you proposing to make to this property?

Building: No New Structures
Landscaping: Construction of redesignal FANWAY 8x9 Whitebirch
Parking/Signs: Golf Course,

2. Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

No impact, The Surrounding properties are owned by the Applicant and will continue to serve as Golf Course use.

3. Describe the character of the area and the existing patterns and use of development in the area. How is the proposal consistent with those patterns and uses?

The Area Consists of Whitebirch Golf Course and this redesign consolidates to Golf Course to a common location in LAND Zoned RC for that use.

4. Describe the impact on the capacity of existing or planned community facilities (sewer, drainage, other). Explain if additional facilities will be required.

There will be no impact on infrastructure for sewer or water needs. drainage and stormwater will be contained on the Golf Course properties

5. Describe the impact on the character of the neighborhood in which the property is located.

There will be no character changes to the neighborhood as this is Golf Course property and zoned RC.

6. Describe the impact to the traffic on roads and highways in the vicinity, and the expected traffic generated by the proposed use. Is there adequate off-street parking available to accommodate the proposal?

No impact or changes to roads, Highways or parking will be need to accommodate this request

7. Discuss any environmental limitations of the area that would limit or constrain construction on this property.

Construction will be limited to a 10 acre. Site partially wooded and partially field. Clearing, grading and grading will be part of the construction process. No environmental limitations are expected.

8. Please include any other comments pertinent to this request.

This CUP request is part of a follow up procedure following the rezoning and platting of property that is being considered for construction of the golf course.

INSTRUCTIONS TO THE APPLICANT

Completed applications, with *all* submittal requirements, must be submitted to the Planning & Zoning Department no fewer than **25 days** prior to the meeting date. In order for your application to be accepted as complete, and to have a public hearing scheduled, the following information **must** be submitted:

- _____ 1. This application must be completed, including responses to all parts of this application.
- _____ 2. The required fee must be paid. See fee schedule for details.
- _____ 3. Legal description of the site.
- _____ 4. Site plan, drawn to scale, showing parcel and existing structure dimensions, water features, and 10 foot contour lines (smaller contour lines may be required if deemed necessary by the Planning Department, Planning Commission, or City Council).
- _____ 5. The site plan or should also show the location of all structures and their square footage.
- _____ 6. Existing and proposed curb cuts, driveways, access roads, turn-arounds, parking including RV, boat and additional vehicle storage, off-street loading, and sidewalks. Size and type of surface should also be included.
- _____ 7. Proposed landscaping and screening plans: garbage dumpsters, areas preserved in natural state including buffer areas, areas to be developed into lawn (grass), areas to be covered by woodchips or mulch, garden areas, shrubbery, types, size, age, and number of proposed trees and their locations, exterior lighting to be proposed including location and type, any other items deemed appropriate.
- _____ 8. Square footage of all impervious coverage. Impervious coverage includes the horizontal area of all buildings, decks, roof overhangs, patios, walks, driveways, and any other parking areas and drives constructed of any material.
- _____ 9. Proposed drainage plan.
- _____ 10. Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day.
- _____ 11. Soils data showing capability for building and on-site sewage treatment.
- _____ 12. Existing iron pipe boundary monuments marked with proof of survey.
- _____ 13. Approximate location of any proposed signs (if applicable).
- _____ 14. Color scheme for all existing and proposed structures.
- _____ 15. Outside storage proposal.
- _____ 16. Elevation plans for all existing and proposed structures.

Parcel A
Resort Commercial (RC) zoning classification portion
OUTLOT A, WHITEBIRCH FAIRWAY

That part of Outlot C and that part of Outlot D, WHITEBIRCH SEVEN, according to the recorded plat thereof, Crow Wing County, Minnesota, described as follows;

Beginning at the southeast corner of said Outlot C, and assuming the east line of said Outlot C, bears North 00 degrees 55 minutes 01 seconds East; thence South 77 degrees 44 minutes 11 seconds West along the south line of said Outlot C, a distance of 372.50 feet; thence North 77 degrees 32 minutes 41 seconds West along said south line 210.00 feet to the southwest corner thereof, thence North 00 degree 48 minutes 34 seconds West along the west line of said Outlot C, a distance of 382.50 feet; thence North 04 degrees 23 minutes 39 seconds East along said west line 426.50 feet; thence North 07 degrees 24 minutes 08 seconds East along said west line 351.50 feet; thence North 00 degrees 43 minutes 26 seconds West 33.00 feet to the centerline of vacated Shawnee Pass said plat; thence easterly 37.68 feet along said centerline being a nontangential curve concave to the northeast having a radius of 533.00 feet, a central angle of 04 degrees 03 minutes 01 seconds and the chord of said curve chord bears North 87 degrees 15 minutes 04 seconds East for a chord length of 37.67 feet; thence North 85 degrees 13 minutes 34 seconds East along said center line 207.66 feet; thence South 05 degrees 56 minutes 38 seconds East 333.45 feet; thence South 08 degrees 49 minutes 29 seconds West 546.18 feet; thence South 63 degrees 20 minutes 12 seconds East 769.05 feet to the westerly right of way line of Osceola Circle said plat; thence South 30 degrees 39 minutes 19 seconds West along said right of way line 18.00 feet to the intersection with a line bearing South 81 degrees 19 minutes 35 seconds East from the point of beginning; thence North 81 degrees 19 minutes 35 seconds West 380.84 feet to the point of beginning.

(for zoning purposes only)

Parcel B

Multi Family Residential (R-4) zoning classification portion OUTLOT B, WHITEBIRCH FAIRWAY

That part of Outlot C and that part of Outlot D, WHITEBIRCH SEVEN, according to the recorded plat thereof, Crow Wing County, Minnesota, lying easterly and northeasterly of the following described line;

Commencing at the southeast corner of said Outlot C, and assuming the east line of said Outlot C, bears North 00 degrees 55 minutes 01 seconds East; thence South 77 degrees 44 minutes 11 seconds West along the south line of said Outlot C, a distance of 372.50 feet; thence North 32 degrees 32 minutes 41 seconds West along said south line 210.00 feet to the southwest corner thereof; thence North 00 degree 48 minutes 34 seconds West along the west line of said Outlot C, a distance of 382.50 feet; thence North 04 degrees 23 minutes 39 seconds East along said west line 426.50 feet; thence North 07 degrees 24 minutes 08 seconds East along said west line 351.50 feet; thence North 00 degrees 43 minutes 26 seconds West 33.00 feet to the centerline of vacated Shawnee Pass said plat; thence easterly 37.68 feet along said centerline being a nontangential curve concave to the northeast having a radius of 533.00 feet, a central angle of 04 degrees 03 minutes 01 seconds and the chord of said curve chord bears North 87 degrees 15 minutes 04 seconds East for a chord length of 37.67 feet; thence North 85 degrees 13 minutes 34 seconds East along said center line 207.66 feet, to the point of beginning of the line to be described; thence South 05 degrees 56 minutes 38 seconds East 333.45 feet; thence South 08 degrees 49 minutes 29 seconds West 546.18 feet; thence South 63 degrees 20 minutes 12 seconds East 769.05 feet to the westerly right of way line of Osceola Circle, said plat, and said line there terminating.

(for zoning purposes only)

TO: Planning Commission

FROM: Jerry Bohnsack

Meeting of January 13, 2026

Conditional Use Application C-25-003

Applicant: Whitebirch Inc.

Property Address: 7891 County Road 11, Breezy Point MN 56472

Property ID: #10170778, 10170500

Legal Desc: RC Zoned portion of Outlot A Whitebirch Fairway Addition. Outlot C Whitebirch 7

Zoned: RC – Resort Commercial

City Code: §153.039 C-8
§153.044
§153.045
§153.119

Conditional Use Request: to Relocate, Realign, and construct Whitebirch Golf Course holes 8 and 9.

The property is vacant property recently rezoned from R-4 to RC part of Outlot A Whitebirch Fairway Addition (see map).

Findings

Upon review of a Conditional Use application the commission needs to consider the findings as required in Section §153.119 (E). In review the commission should state whether or not the finding is acceptable towards granting the CUP, if applicable.

The following findings must be met:

- (a) The use or development is an appropriate conditional use in the land use zone

The property is zoned RC and the request is appropriate under Section §153.032 A and §153.039 C-8.

- (b) The use or development with conditions conforms to the Comprehensive Land Use Plan.
- (c) The use with conditions is compatible with the existing neighborhood.
- (d) The use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, appearance or prosperity of the city.

The following must be considered:

- (a) The conditional use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose permitted on that property, nor substantially diminish or impair property values in the immediate vicinity;
- (b) The conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area;
- (c) The conditional use will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community;

The use does not require any additional public infrastructure.

(d) The conditional use will promote and preserve the Northwoods character of the community;

(e) The conditional use will have vehicular approaches to the property which are so designed as not to create traffic congestion or an interference with traffic on surrounding public thoroughfares;

The proposed use is in keeping with the residential character of the neighborhood creating nominal additional traffic flow.

(f) Adequate measures have been taken to provide sufficient off-street parking and loading space to serve the proposed use;

The use is in keeping with the resort commercial use and character of the neighborhood creating nominal additional parking or loading requirements.

(g) Adequate measures have been taken or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance and to control lights and signs in such a manner that no disturbance to neighboring properties will result;

The proposed use is in keeping with the residential character of the neighborhood. No commercial use of the property is proposed as a condition of the CUP.

(h) The conditional use will not result in the destruction, loss or damage of a natural, scenic or historical feature of major significance; and

Not Applicable

(i) The conditional use will promote the prevention and control of pollution of the ground and surface waters including sedimentation and control of nutrients.

The proposed use is in keeping with the residential character of the neighborhood.

- Applicant has filed the appropriate application for CUP.
- Applicant has paid the appropriate fee for the application.
- Public notice of Conditional Use Hearing was published in the legal newspaper and all property owners within 350' were given mailed notice of said hearing.
- Public Hearing was held on Tuesday, December 9, 2025.

Staff has reviewed the following:

- Site Plan
- CUP Application
- Zoning Code compliance

The following findings are made.

- 1) The sue is an appropriate conditional use in the land use zone RC.
- 2) The property is zoning RC and the request is consistent with 153.039, 153.044, 153.045, and 153.119.
- 3) The use with conditions is compatible with the comprehensive land use plan.
- 4) The use with conditions is compatible with the existing neighborhood.
- 5) The use with conditions would not be injurious to the public heath safety, welfare, decency, comfort, convenience, appearance, prosperity of the city.

The following may be appropriate conditions for approval of Conditional Use Permit.

- 1) Realignment and Rerouting of Golf holes 8 and 9 to conform to site plan.

WHITEBIRCH FAIRWAY



LEGAL DESCRIPTION

Outlot C, WHITEBIRCH SEVEN, according to the plat thereof on file and of record in the office of the Registrar of Titles in and for Crow Wing County, Minnesota.

AND

That part of Outlot D, WHITEBIRCH SEVEN, according to the recorded plat thereof, Crow Wing County, Minnesota, lying easterly of Outlot C said plat, and lying northerly of the following described line:
Beginning at the southeast corner of said Outlot C, and assuming the east line of said Outlot C, bears North 00 degrees 55 minutes 01 seconds East, thence South 81 degrees 19 minutes 35 seconds East, a distance of 380.84 feet; to a point on the west right of way line of Osceola Circle, said plat and there terminating.

AND

That part of Vacated Shawnee Pass, WHITEBIRCH SEVEN, according to the recorded plat thereof, Crow Wing County, Minnesota, document number 59923, abutting said Outlot C and Outlot D as described.

AND

Said parcel containing 24.08 acres, more or less, and is subject to easements, restrictions, and reservations of record.

OWNER

Whitebirch Inc.
9252 Breezy Point Dr,
Breezy Point, MN 56472
(218) 562-7970

SURVEYOR

Bolton and Menk, Inc.
7656 Design Road,
Suite 200,
Baxter, MN 56425
(218) 280-0782

CURRENT ZONING:

Current zoning classification for subject property is:
OUTLOT C = R-4 (Residential 4)
OUTLOT D = RC (Resort Commercial)

PROPOSED ZONING:

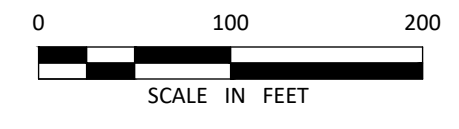
Proposed zoning classification for subject property is:
OUTLOT A = RC (Resort Commercial)
OUTLOT B = R-4 (Residential 4)

TOTAL AREA

OUTLOT A = 458,549± SQ. FT. 10.52± ACRES
OUTLOT B = 590,555± SQ. FT. 13.56± ACRES

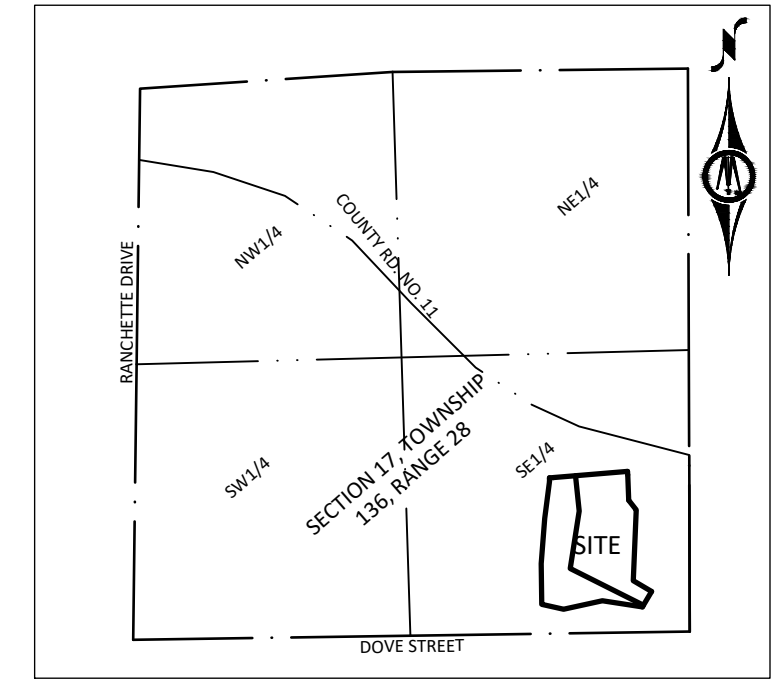
SURVEYORS NOTES

1. Crow Wing County Coordinate system NAD83(2011ad), NAVD 88 vertical datum
2. For the purpose of this plat the East line of the Outlot C, WHITEBIRCH SEVEN, is assumed to bear North 00 degrees 51 minutes 01 seconds East.
3. Field survey was completed on August 8th, 2025.
4. Distances are in feet.
5. Contours are at 2 foot intervals
6. Property lies within FEMA flood planes X per FEMA firm panel 27035C0300C, with an effective date of August 15th, 2017.
7. No wetlands lie within subject plat.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EASTERLY LINE OF OUTLOT C, WHITEBIRCH SEVEN, TO HAVE AN ASSUMED BEARING OF N 00°55'01" E.

VICINITY MAP



LEGEND

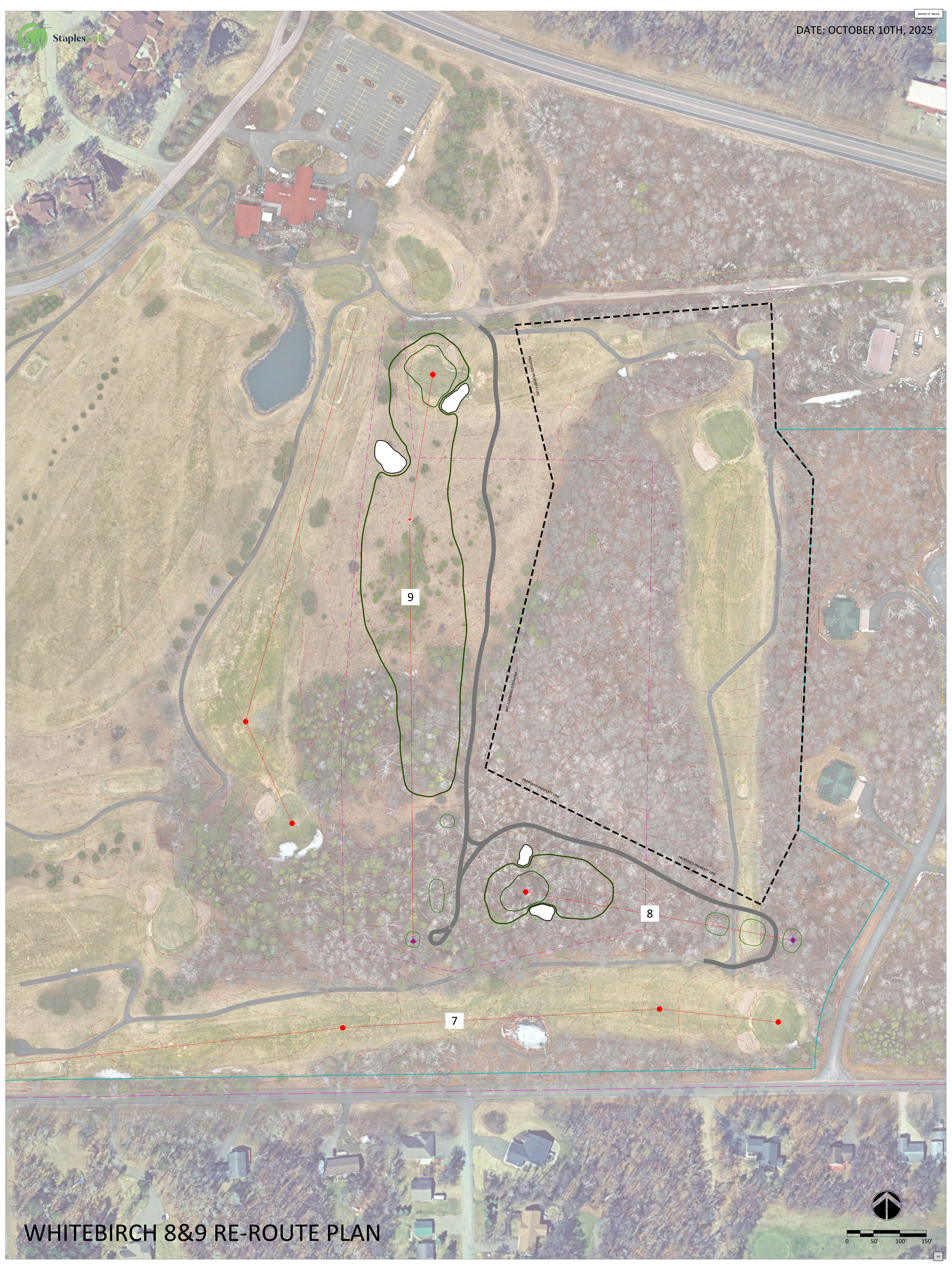
- IRON PIPE MONUMENT SET
- MONUMENT FOUND
- ⊙ MANHOLE-SANITARY SEWER
- SANITARY SEWER
- PROPOSED PLAT BOUNDARY LINE
- ADJACENT
- EASEMENT
- RIGHT OF WAY
- QUARTER LINE
- SECTION LINE
- INTERMEDIATE CONTOUR
- INDEX CONTOUR

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Matthew M. Bomstad
License Number 57991

8/18/2025
Date



WHITEBIRCH 8&9 RE-ROUTE PLAN



City of Breezy Point
Notice of Public Hearing
Tuesday, December 9, 2025 6:30 p.m.
Breezy Point City Hall

To Whom It May Concern:

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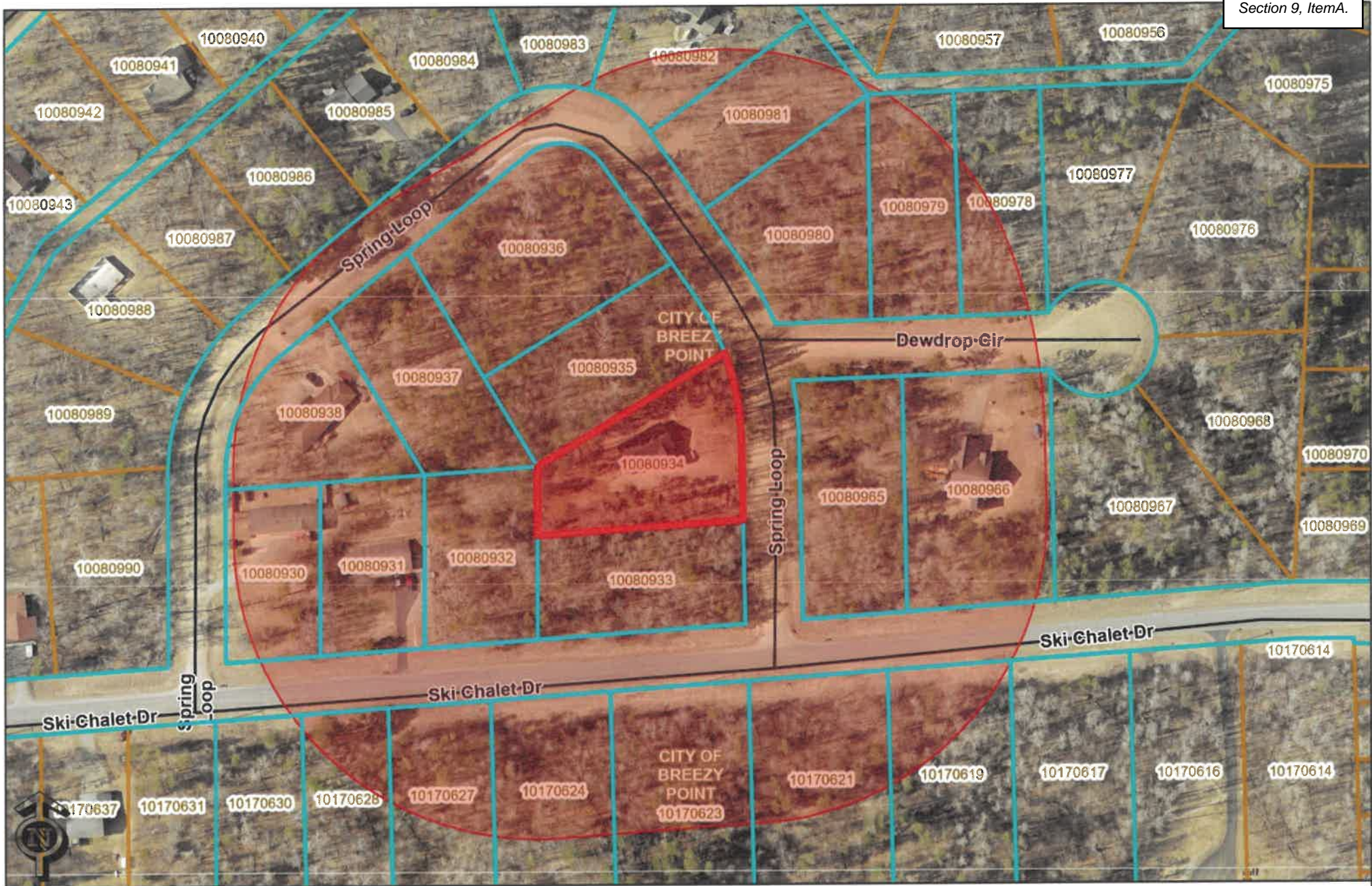
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Public is invited to attend and be heard on these matters.

Jerry Bohnsack
Planning & Zoning
City of Breezy Point
218-569-1003
jbohnsack@cityofbreezypointmn.us

Echo Journal Nov. 26 & Dec. 3, 2025



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Received by City: 11/19/2020
Application Number: V-25-003
Non-refundable Fee Paid: 250.00
Receipt #: 1-030



8319 County Road 11
Breezy Point, MN 56472
Phone: (218) 562-4441
Fax: (218) 656-1326
www.cityofbreezypointmn.us

Variance Application

Name of Applicant Michael + Debra Buckli
Address 31162 Spring Loop Email: mike.buckli@icloud.com
City, State, Zip Breezy Point
Phone (763) 656-8696 (mike) Alternate Phone (763) 370-5524 (Deb)

Physical Address / Location of Property 31162 Spring Loop
Breezy Point, MN 56472

Legal Description of Property Lot 5 B1 20 White Birch 15

Parcel ID Number 10080934 Zoning District R-2

Applicant is:

- Legal Owner of Property
- Contract Buyer
- Option Holder
- Agent
- Other _____

Title Holder of Property (if different than applicant):

Name _____
Address _____
City, State, ZIP _____
Phone _____

State the nature of your request in detail. What are you proposing for your property?

Requesting after the fact variance for accessory structure
20' from front property line.

Signature of Owner, authorizing application Michael + Debra Buckli
(By signing, the owner is certifying that he/she has read and understands the instructions accompanying this application.)

Signature of Applicant (if different than owner) _____
(By signing, the applicant is certifying that he/she has read and understands the instructions accompanying this application.)

By signing above, I acknowledge that I understand that I am responsible for all fees incurred by the City as a result of professional services provided by the City Engineer, City Attorney, and other contracted agencies in reviewing my application.

APPLICANTS, PLEASE NOTE: Pursuant to the Breezy Point Zoning Ordinance, the applicant should be prepared to explain the unique situation on the property that requires the proposed variance. The Zoning Ordinance defines a practical difficulty as follows: "A practical difficulty exists if the property in question cannot be reasonably utilized under the conditions allowed by the official controls, if the plight of the landowner is due to circumstances

unique to the property and not of his own making, and the variance (if granted) would not alter the essential character of the locality. Economic considerations alone shall not constitute a practical difficulty as reasonable use of utilization of the property exists under the terms of the Ordinance."

The following questions must be answered.

1. What changes are you proposing to make to this property?

Building: Maintain the building & property as it presently exists.

Landscaping: _____

Parking/Signs: _____

2. What are the unique circumstances of the property (parcel size, shape, topography, or other characteristics not created by the landowner) that make strict interpretation of the Ordinance impractical?

Building built by previous owner without permit.

3. How is granting this variance consistent with the intent of the City of Breezy Point Zoning Ordinance?

Accessory structure allowed in R-2.

4. How will **reasonable** use of the property be deprived if the variance is not granted?

Existing. Accessory structure considered illegal non-conforming use.

5. What other options, either conforming or non-conforming, have been considered and why were those options not chosen?

Relocate accessory structure.
Do nothing.

6. Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

No impact. accessory structure only encroaches on row line
No encroachment on private properties.

7. Describe the character of the area and the existing patterns and uses of development in the area. How is this proposal consistent with those patterns and uses?

Single family homes with accessory structures.

8. Discuss any environmental limitations of the site or the area that limit building in other areas.

No environment limitations.

9. Please include any other comments pertinent to this request.

applicant purchased property with accessory structure encroachment.

Definition of PRACTICAL DIFFICULTY: The property in question cannot be put to a reasonable use if used under conditions allowed by the official controls, the plight of the landowner is due to circumstances unique to his or her property not created by the landowner and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone shall not constitute a PRACTICAL DIFFICULTY if reasonable use for the property exists under the terms of the ordinance.

10. Please state the practical difficulty that exists with this property.

Pre-existing conditions.

INSTRUCTIONS TO THE APPLICANT

Completed applications, with all submittal requirements, must be submitted to the Planning & Zoning Department no fewer than 25 days prior to the meeting date. In order for your application to be accepted as complete, and to have a public hearing scheduled, the following

- 1. This application must be completed, including responses to all parts of this application.
- 2. The required fee must be paid. See fee schedule for details.
- 3. Certificate of Survey with the following information, as a minimum, unless waived by the Planning Commission / Board of Adjustment.
 - Legal description of the site.
 - Site plan, prepared by a licensed surveyor, showing parcel and existing structure dimension, water features, and 10 foot contour lines (smaller contour lines may be required if deemed necessary by the Planning Department, Planning Commission, or City Council).
 - Location of all structures and their square footage.
 - Existing and proposed curb cuts, driveways, access roads, turn-arounds, parking including RV, boat and additional vehicle storage, off-street loading, and sidewalks. Size and type of surface should also be included.
 - Proposed landscaping and screening plans: garbage dumpsters, areas preserved in natural state including buffer areas, areas to be developed into lawn (grass), areas to be covered by woodchips or mulch, garden areas, shrubbery, types, size, age, and number of proposed trees and their locations, exterior lighting to be proposed including location and type, any other items deemed appropriate.
 - Square footage of all impervious coverage. Impervious coverage includes the horizontal area of all buildings, decks, roof overhangs, patios, walks, driveways, and any other parking areas and drives constructed of any material.
 - Proposed drainage plan.
 - Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day.
 - Soils data showing capability for building and on-site sewage treatment.
 - Existing iron pipe boundary monuments marked with proof of survey.
 - Approximate location of any proposed signs (if applicable).
- 4. Color scheme for all existing and proposed structures.
- 5. Outside storage proposal.
- 6. Elevation plans for all existing and proposed structures.



TO: Planning Commission
FROM: Jerry Bohnsack
RE: Staff Report for V-25-003 Buckli
DATE: January 13, 2026 Regular Meeting

Variance Request V-25-003

Applicant: Michael & Debra Buckli
Legal Description: Lot 5 Block 20 Whitebirch 15
Address: 31162 Spring Loop, Breezy Point MN 56472
Property Identification Number (PIN): 10080934
Zoning: Residential Medium Density R-2 Unsewered
Applicable Code: §153.032, 153.044, 153.045, 153.120

Home with attached garage built in 2020. Certificate of Occupancy issued 2022. Home attached garage built to code. Builder Petrie sold to Arnold Gennaro. Current owner Buckli purchased property May 2025.

Property purchased by Buckli hosts a home with attached garage and a 30' x 24' detached accessory structure.

City has no record of building permit for detached accessory structure.

City staff has identified property stakes along Spring Loop. Detached accessory structure located 20 feet from front property line. The required setback in R-2 Zone is 30 feet.

Property owner purchased property with existing structures. Owner would suffer extreme financial hardship to relocate existing accessory structure to conform with the ordinance. Relocation of structure may conflict with existing well.

Owner is requesting consideration of After the Fact Variance to legitimize the location of the accessory structure.

VARIANCE. A legally permitted deviation as provided in M.S. § 462.357, Subd 6, as it may be amended from time to time, from the provision of this chapter as deemed necessary by the Board of Adjustment when the strict interpretation of the ordinance would create practical difficulty and be impractical because of circumstances, relating to lot size, shape, topography or other characteristics of the property, and when the deviation from the ordinance with any attached conditions will still be in keeping with the spirit and intent of the ordinance. Variances cannot create a land use not permitted in a zone.

Variance Review:

- Variance Review §153.120 E 1-5

(E) Variances shall be decided within a reasonable time with considerations for the following:

- (1) The strict interpretation of the ordinance would be impractical because of circumstances relating to lot size, shape, topographic or other characteristics of the property not created by the land owner;
- (2) The deviation from the ordinance with any attached conditions will still be in keeping with the spirit and intent of the ordinance;
- (3) The land use created by the variance is permitted in the zoning district where the property is located;
- (4) The variance will not alter the essential character of the locality; and
- (5) The variance is not for economic reasons alone, but reasonable use of the property does not exist under the ordinance.

Findings:

- 1) The applicant inherited a preexisting condition. Variance would Validate the existing condition.
- 2) Accessory building less than 1280 sq. ft. permitted in R-2 Zone.
- 3) Relocation of accessory structure would conflict with existing well.

Potential Actions by board of adjustment.

- 1) Approve Variance Application
- 2) Deny Variance Application

Parcel ID: 10080934
BUCKLE, MICHAEL S & DEBRA C



City of Breezy Point
Notice of Public Hearing
Tuesday, January 13, 2026 6:30 p.m.
Breezy Point City Hall

To Whom It May Concern:

Notice is hereby given the City of Breezy Point Planning Commission / Board of Adjustment will hold a public hearing on January 13, 2026 at 6:30 p.m. or shortly thereafter at Breezy Point City Hall, 8319 County Road 11, to consider the following;

Conditional Use Application C-25-004 Whitebirch Inc. 7891 County Road 11 Breezy Point, MN. Parcels 10170778 and 10170500. Legal Attached. Request relocation of Golf Course holes 8 and 9 – Whitebirch Golf Course. Zone RC (Resort Commercial).

Variance Application V-25-003 Michael & Debra Buckli 31162 Spring Loop. Lot 5 Block 20 Whitebirch 15. Parcel 10080934. Zone R-2 Medium Residential. Variance application for 20' setback from required 30 foot setback for existing accessory structure.

Conditional Use Application C-26-001 Breezy Point Sports Inc. 9250 Breezy Point Drive. Site Address 7370 County Road 11 Breezy Point. Parcel 10181332. Legal Attached. Requested sales and display camping park-model recreation vehicle licensed as motor vehicle sales. Zones C (Commercial).

A notice relative to above listed requests is sent to all property owners located within 350 feet of the applicant's property. Please share this information with your neighbor in the event any property owner has been missed, or our records are not correct.

Public is invited to attend and be heard on these matters.

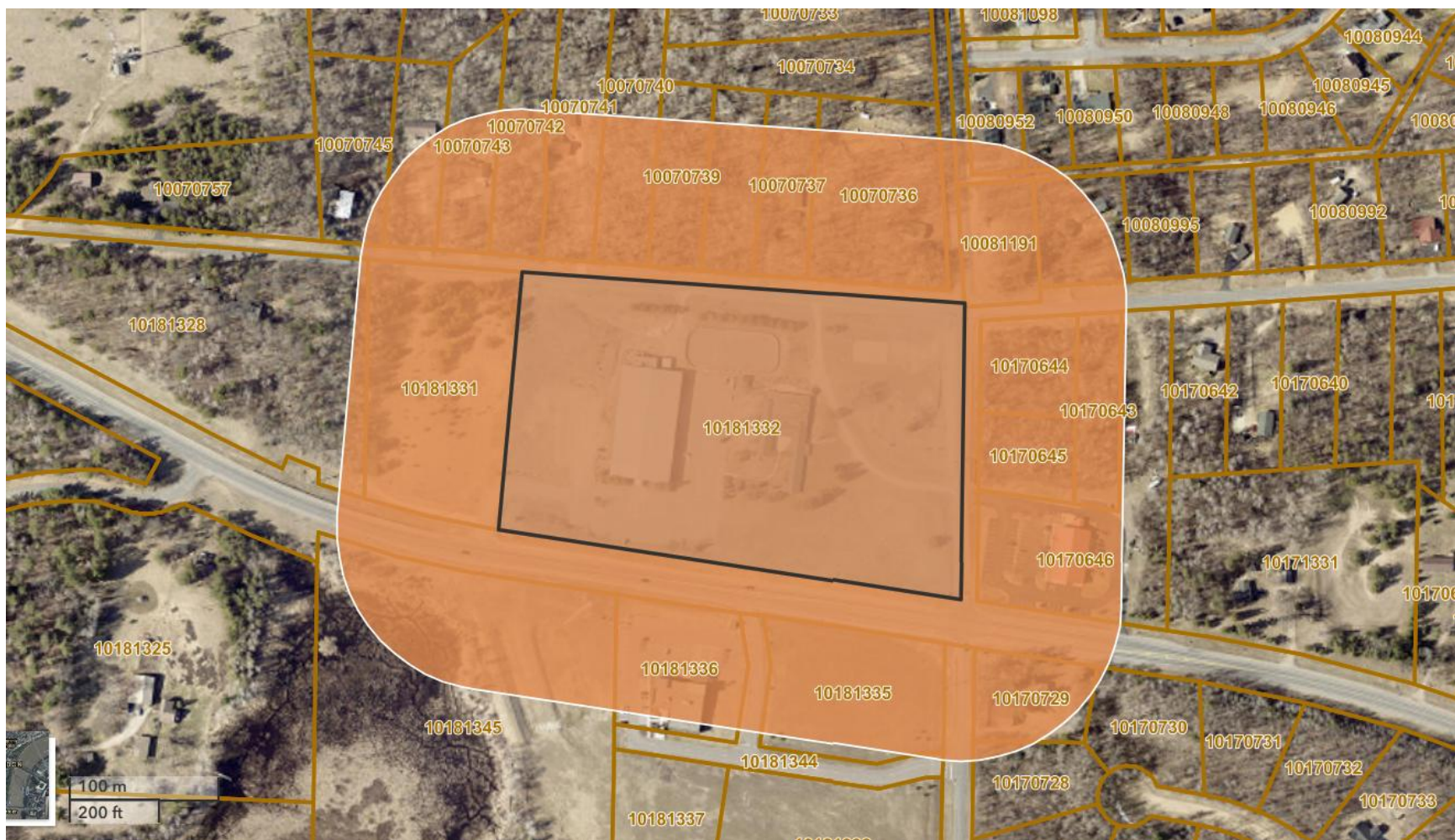
Jerry Bohnsack
Planning & Zoning
City of Breezy Point
218-569-1003
jbohnsack@cityofbreezypointmn.us

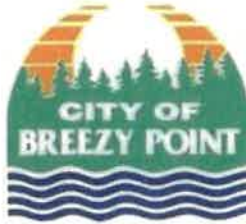
Exhibit A

Ice Arena Parcel Description

CWC PID Number: 100181100AA0009

That part of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section Eighteen (18), Township One hundred Thirty-six (136), Range Twenty-eight (28), lying Northerly of the Northerly right of way line of County State Aid Highway Number 11 and lying Easterly of the following Described line: Commencing at the Northeast corner of said Northeast Quarter of the Northeast Quarter; thence North 87 degrees 05 minutes 35 seconds West assumed bearing along the North line thereof 965.00 feet to the point of beginning of the line to be herein described; thence South 3 degrees 41 minutes 44 seconds West 559.29 feet, more or less, to the said Northerly right of way line and said described line there terminating.





8319 County Road 11
 Breezy Point, MN 56472
 Phone: (218) 562-4093
 Fax: (218) 562-4486
www.cityofbreezypointmn.us

Received by City:	12/12/2	Section 10, Item A.
Application Number:	C-26-001	
Non-refundable Fee Paid:	350.00	
Receipt #:	1.0069	

Conditional Use Application

Name of Applicant Breezy Point Sports INC
 Address 9252 Breezy Point Drive
 City, State, Zip Breezy Point MN 56472
 Phone 218-831-9283 Alternate Phone 218-820-4038
DAVID SPIZZO

Physical Address / Location of Property 7370 County Road #11
NORTH STAR ICE ARENA PARCEL

Legal Description of Property SEE EXHIBIT A
PART OF THE NEXY - NEXY SECTION 18, T136N, R28W
CROW WING COUNTY, MN

Parcel ID Number 100181100AA0009 Zoning District COMMERCIAL

Applicant is:	Title Holder of Property (if different than applicant):
<input checked="" type="checkbox"/> Legal Owner of Property	Name _____
<input type="checkbox"/> Contract Buyer	Address _____
<input type="checkbox"/> Option Holder	City, State, ZIP _____
<input type="checkbox"/> Agent	Phone _____
<input type="checkbox"/> Other _____	

State the nature of your request in detail. What are you proposing for your property?
PLACEMENT OF A CAMPGROUND PARK MODEL FOR SALES
AND USED AS A MODEL, LOCATED IN A 30x30' SITE AT
THE MOST SOUTH EASTERLY CORNER OF THE ICE ARENA PARKING LOT.

Signature of Owner, authorizing application Robert R. Ginn
 (By signing, the owner is certifying that he/she has read and understands the instructions accompanying this application.)

Signature of Applicant (if different than owner) Allyson Ginn Agent
 (By signing, the applicant is certifying that he/she has read and understands the instructions accompanying this application.)

By signing above, I acknowledge that I understand that I am responsible for all fees incurred by the City as a result of professional services provided by the City Engineer, City Attorney, and other contracted agencies in reviewing my application.

CONDITIONAL USE: A land use or land development, as defined by the Ordinance, that is allowed, but would not be appropriate without restrictions or conditions as determined by the Planning Commission. The proposed use must meeting the following standards: (a) the use or development is an appropriate conditional use in the land use zone, (b) the use or development with conditions conforms to the comprehensive land use plan, (c) The use with conditions is compatible with the existing neighborhood, and (d) the use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, or prosperity of residents in the City.

The following questions must be answered.

1. What changes are you proposing to make to this property?

Building: No permanent building, This will be a Model on a Moveable
 Landscaping: NONE
 Parking/Signs: Sales information will be a Banner Sign on the
Park Model by Appointment only

2. Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

No impact AS THE Model site is
IN the Middle of the Applicant's ICE Arena property
AND FRONTS CSAT #11

3. Describe the character of the area and the existing patterns and use of development in the area. How is the proposal consistent with those patterns and uses?

THE AREA IS COMMERCIAL which is consistent
with AREA

4. Describe the impact on the capacity of existing or planned community facilities (sewer, drainage, other). Explain if additional facilities will be required.

No planned facilities are planned AS THE
PARK Model will sit on site that is currently
PAVED. No sewer or water will be needed
AS this is a Model to view only.

5. Describe the impact on the character of the neighborhood in which the property is located.

THERE will be minimal impact on the property
located AS this Model will be viewed on a
"by Appointment only" basis.

6. Describe the impact to the traffic on roads and highways in the vicinity, and the expected traffic generated by the proposed use. Is there adequate off-street parking available to accommodate the proposal?

No Additional impact to roads
There is adequate on-site parking

7. Discuss any environmental limitations of the area that would limit or constrain construction on this property.

For this Application there are NO
environmental limitations

8. Please include any other comments pertinent to this request.

the location of this park model site was chosen based on property being zoned commercial allowing a security light and electrical outlet next to site (existing) and where no other construction is required to prepare the site.

INSTRUCTIONS TO THE APPLICANT

Completed applications, with all submittal requirements, must be submitted to the Planning & Zoning Department no fewer than 25 days prior to the meeting date. In order for your application to be accepted as complete, and to have a public hearing scheduled, the following information must be submitted:

- _____ 1. This application must be completed, including responses to all parts of this application.
- _____ 2. The required fee must be paid. See fee schedule for details.
- _____ 3. Legal description of the site.
- _____ 4. Site plan, drawn to scale, showing parcel and existing structure dimensions, water features, and 10 foot contour lines (smaller contour lines may be required if deemed necessary by the Planning Department, Planning Commission, or City Council).
- _____ 5. The site plan or should also show the location of all structures and their square footage.
- _____ 6. Existing and proposed curb cuts, driveways, access roads, turn-arounds, parking including RV, boat and additional vehicle storage, off-street loading, and sidewalks. Size and type of surface should also be included.
- _____ 7. Proposed landscaping and screening plans: garbage dumpsters, areas preserved in natural state including buffer areas, areas to be developed into lawn (grass), areas to be covered by woodchips or mulch, garden areas, shrubbery, types, size, age, and number of proposed trees and their locations, exterior lighting to be proposed including location and type, any other items deemed appropriate.
- _____ 8. Square footage of all impervious coverage. Impervious coverage includes the horizontal area of all buildings, decks, roof overhangs, patios, walks, driveways, and any other parking areas and drives constructed of any material.
- _____ 9. Proposed drainage plan.
- _____ 10. Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day.
- _____ 11. Soils data showing capability for building and on-site sewage treatment.
- _____ 12. Existing iron pipe boundary monuments marked with proof of survey.
- _____ 13. Approximate location of any proposed signs (if applicable).
- _____ 14. Color scheme for all existing and proposed structures.
- _____ 15. Outside storage proposal.
- _____ 16. Elevation plans for all existing and proposed structures.

Exhibit A

Ice Arena Parcel Description

CWC PID Number: 100181100AA0009

That part of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section Eighteen (18), Township One hundred Thirty-six (136), Range Twenty-eight (28), lying Northerly of the Northerly right of way line of County State Aid Highway Number 11 and lying Easterly of the following Described line: Commencing at the Northeast corner of said Northeast Quarter of the Northeast Quarter; thence North 87 degrees 05 minutes 35 seconds West assumed bearing along the North line thereof 965.00 feet to the point of beginning of the line to be herein described; thence South 3 degrees 41 minutes 44 seconds West 559.29 feet, more or less, to the said Northerly right of way line and said described line there terminating.

Parcel ID: 10181332
BREEZY POINT SPORTS INC

Parcel

Assessment Year:	2025
Pay Year:	2026
Property Address:	7370 COUNTY ROAD 11
City:	BREEZY POINT
State:	MN
Zip:	56472
Multiple Addresses:	No
Owner Mailing:	9252 BREEZY POINT DR
Mailing City:	BREEZY POINT MN 56472
Legacy Parcel ID:	100181100AA0009
Market NBHD:	LGRESORT - COUNTY WIDE LARGE RESORT NEIGHBORHOOD
Class:	233 - 3A COMMERCIAL PREFERENTIAL
Lake:	
Deeded Acres:	13.29
Plat:	-
Lot:	
Block:	
Section-Twp-Range:	18 - 136 - 028
Tax District:	10300 - 10 - CITY OF BREEZY POINT
Town/City:	011900 - CITY OF BREEZY POINT
School District:	020186 - PEQUOT LAKES
Fire District:	
Rural Service:	
Watershed:	
Sewer District:	
Hospital:	
HRA:	080121 – CROW WING COUNTY HRA
Commissioner District:	2
TIF Project #:	-

Values

Tax Market Value:	1,187,000
Estimated Market Value:	1,187,000
Ref Market Value:	1,187,000
New Construction Value:	0

Parcel Status

In Forfeiture:	No
Escrow Company:	
ACH:	No
Delinquent	No
Homestead	N – Non-Homestead

Relative

Legal

Plat Name:

THAT PART OF NE1/4 OF NE1/4 SECTION 18 LYING
 N'LY OF THE N'LY ROW LINE OF CO. STATE AID
 HWY #11 & LYING E'LY OF THE FOLLOWING
 DESCRIBED LINE; COMMENCING AT THE NE CORNER
 OF SAID NE1/4 OF NE1/4, THEN N. 87 DEG 05 MIN
 35 SEC W. ASSUMED BEARING ALONG THE N. LINE
 THEREOF 965 FT TO THE POINT OF BEG OF THE
 LINE TO BE HEREIN DESCRIBED, THEN S. 3 DEG 41
 MIN 44 SEC W. 559.29 FT MORE OR
 LESS TO THE SAID N'LY ROW LINE AND
 SAID DESCRIBED LINE THERE TERMINATING.
 SUBJECT TO SKI SHALET DRIVE AND RANCHETTE
 DRIVE ROW.

Sales

Sale Date	Sale Price	Instr. Type	CRV #	Grantor/Seller	Grantee/Buyer
07/27/2001		OTH	986749		BREEZY POINT SPORTS INC

Sale Details

Instrument Type: OTHER TYPE OF TRANSFER
 Grantor/Seller:
 Grantee/Buyer: BREEZY POINT SPORTS INC
 Instrument/Sale Date: 07/27/2001
 Transfer Date: 07/27/2001
 Recorded Date: 07/27/2001
 Improved/Vacant: -
 State Validity Code: -
 Sale Property Use: -
 CRV #: 986749
 Old Document Number:
 Total Sale Price:
 # of Pcls:
 Adjusted Sale Price:
 Filing Office: -
 COT #:

TO: Planning Commission

FROM: Jerry Bohnsack

Meeting of January 13, 2026

Conditional Use Application C-26-001

Applicant: Breezy Point Sports Inc.

Property Address: 7370 County Road 11, Breezy Point MN 56472

Property ID: #10181332

Legal Description: Attached

Zoned: (C) Commercial

- City Code: §153.044
- §153.045
- §153.119
- §153.040

Conditional Use Request: Display and Sales of Park-Model Recreation structure. Sold and licensed as motor vehicle.

The property is 13.56 acres located at the northwest intersection of County Road 11 and Ranchette Drive.

The property currently hosts an ice arena, dormitory facility, parking area, and recreation area.

Applicant is seeking to display Recreation vehicle Park model for use as sale model and sales office.

Findings

Upon review of a Conditional Use application the commission needs to consider the findings as required in Section §153.119 (E). In review the commission should state whether or not the finding is acceptable towards granting the CUP, if applicable.

The following findings must be met:

- (a) The use or development is an appropriate conditional use in the land use zone

The property is zoned C and the request is appropriate under Section §153.040 C-14.

- (b) The use or development with conditions conforms to the Comprehensive Land Use Plan.
- (c) The use with conditions is compatible with the existing neighborhood.
- (d) The use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, appearance or prosperity of the city.

The following must be considered:

- (a) The conditional use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose permitted on that property, nor substantially diminish or impair property values in the immediate vicinity;
- (b) The conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area;

(c) The conditional use will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community;

The use does not require any additional public infrastructure.

(d) The conditional use will promote and preserve the Northwoods character of the community;

(e) The conditional use will have vehicular approaches to the property which are so designed as not to create traffic congestion or an interference with traffic on surrounding public thoroughfares;

The proposed use is in keeping with the residential character of the neighborhood creating nominal additional traffic flow.

(f) Adequate measures have been taken to provide sufficient off-street parking and loading space to serve the proposed use;

The use is in keeping with the resort commercial use and character of the neighborhood creating nominal additional parking or loading requirements.

(g) Adequate measures have been taken or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance and to control lights and signs in such a manner that no disturbance to neighboring properties will result;

The proposed use is in keeping with the commercial character of the neighborhood. Commercial use of the property is proposed as a condition of the CUP.

(h) The conditional use will not result in the destruction, loss or damage of a natural, scenic or historical feature of major significance; and

Not Applicable

(i) The conditional use will promote the prevention and control of pollution of the ground and surface waters including sedimentation and control of nutrients.

The proposed use is in keeping with the residential character of the neighborhood.

- Applicant has filed the appropriate application for CUP.
- Applicant has paid the appropriate fee for the application.
- Public notice of Conditional Use Hearing was published in the legal newspaper and all property owners within 350' were given mailed notice of said hearing.
- Public Hearing was held on Tuesday, January 13, 2026.

Staff has reviewed the following:

- Site Plan
- CUP Application
- Zoning Code compliance

The following findings are made.

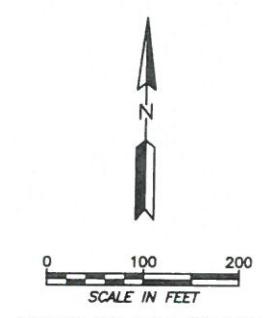
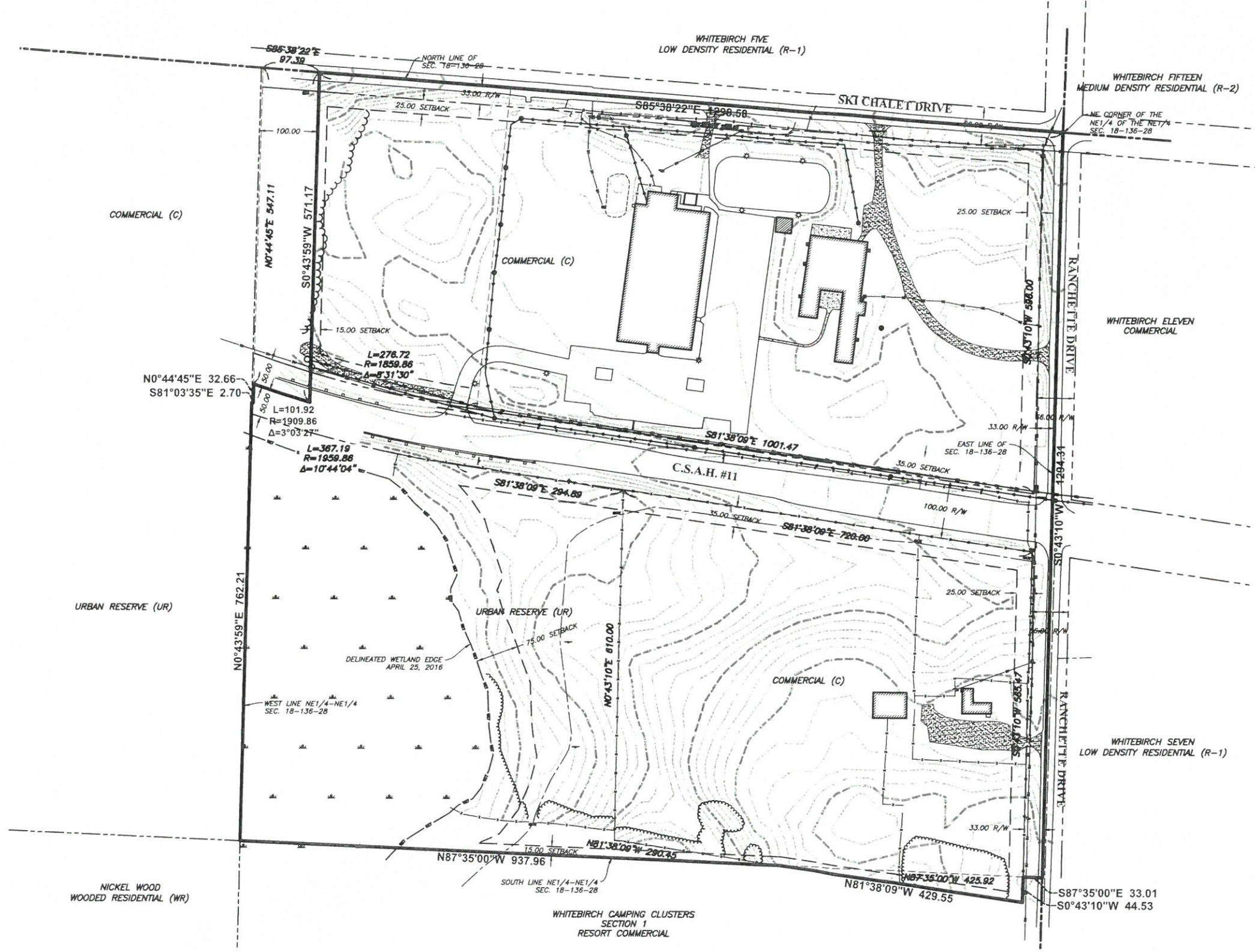
- 1) The use is an appropriate conditional use in the land use zone C.
- 2) The property is zoned Commercial and the request is consistent with 153.040, 153.044, 153.045, and 153.119.
- 3) The use with conditions is compatible with the comprehensive land use plan.
- 4) The use with conditions is compatible with the existing neighborhood.
- 5) The use with conditions would not be injurious to the public health safety, welfare, decency, comfort, convenience, appearance, prosperity of the city.

The following may be appropriate conditions for approval of Conditional Use Permit.

- 1) Applicant shall comply with all set-back requirements of C zone.
- 2) Access to sale facility to utilize existing access.
- 3) Applicant to maintain motor vehicle sales license.
- 4) Display vehicles limited to _____.
- 5) Other.

TOPOGRAPHIC SURVEY

PART OF THE E1/2-NE1/4 OF SEC. 18 T136N R28W
CROW WING COUNTY, MINNESOTA



BEARINGS ARE BASED CROW WING COUNTY COORDINATE SYSTEM.
GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
VERTICAL DATUM IS NAVD 88.

LEGEND

△ CONTROL POINT	— X — FENCE LINE
○ SET MONUMENT	— [] — GUARD RAIL
● FOUND MONUMENT	— [] — SANITARY SEWER
⊕ BENCHMARK	— G — UNDERGROUND GAS LINE
⊙ SANITARY SEWER MANHOLE	— F/O — UNDERGROUND FIBER OPTIC LINE
⊕ WATER WELL	— UE — UNDERGROUND ELECTRIC LINE
⊕ COMMUNICATIONS PEDESTAL	— OU — OVERHEAD UTILITY LINE
⊕ ELECTRICAL PEDESTAL	— [] — ROAD CENTERLINE
⊕ ELECTRIC TRANSFORMER	— [] — CULVERT
— T — TRAFFIC SIGN	— [] — RIGHT-OF-WAY LINE
⊕ UTILITY POLE	— [] — SECTION LINE
— A — ANCHOR CABLE	— [] — QUARTER LINE
⊕ LIGHT POLE	— [] — EXISTING/EASEMENT LINE
⊕ AIR CONDITIONER	— [] — EXISTING/BACKGROUND PROP. LINE
	— [] — APPROXIMATE BOUNDARY LINE
	— [] — DELINEATED WETLAND EDGE
	— [] — EXISTING GROUND CONTOUR
	— [] — TREE LINE
	— [] — CONCRETE SURFACE
	— [] — ASPHALT SURFACE
	— [] — GRAVEL SURFACE
	— [] — BUILDING

ZONING NOTES
 MAXIMUM IMPERVIOUS COVERAGE: 50%
 SETBACK - COUNTY ROAD: 35'
 SETBACK - CITY ROAD: 25'
 SETBACK - REAR & SIDE: 15'

WETLAND DELINEATION BY BEN MEISTER,
 CERTIFICATION #1031, DATED 4/25/2016.
 VERIFY UNDERGROUND UTILITIES.

David L. Fisher LS#17008 3/9/17

REV	DESCRIPTION	DWN	APP	REV DATE

SEAL

NOT FOR CONSTRUCTION

PRIME CONSULTANT

Responsive partner. Exceptional outcomes.

PROJECT TITLE
BREEZY POINT NORTH STAR CENTER

WHITEBIRCH, INC.

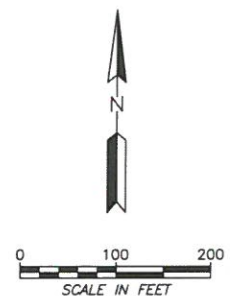
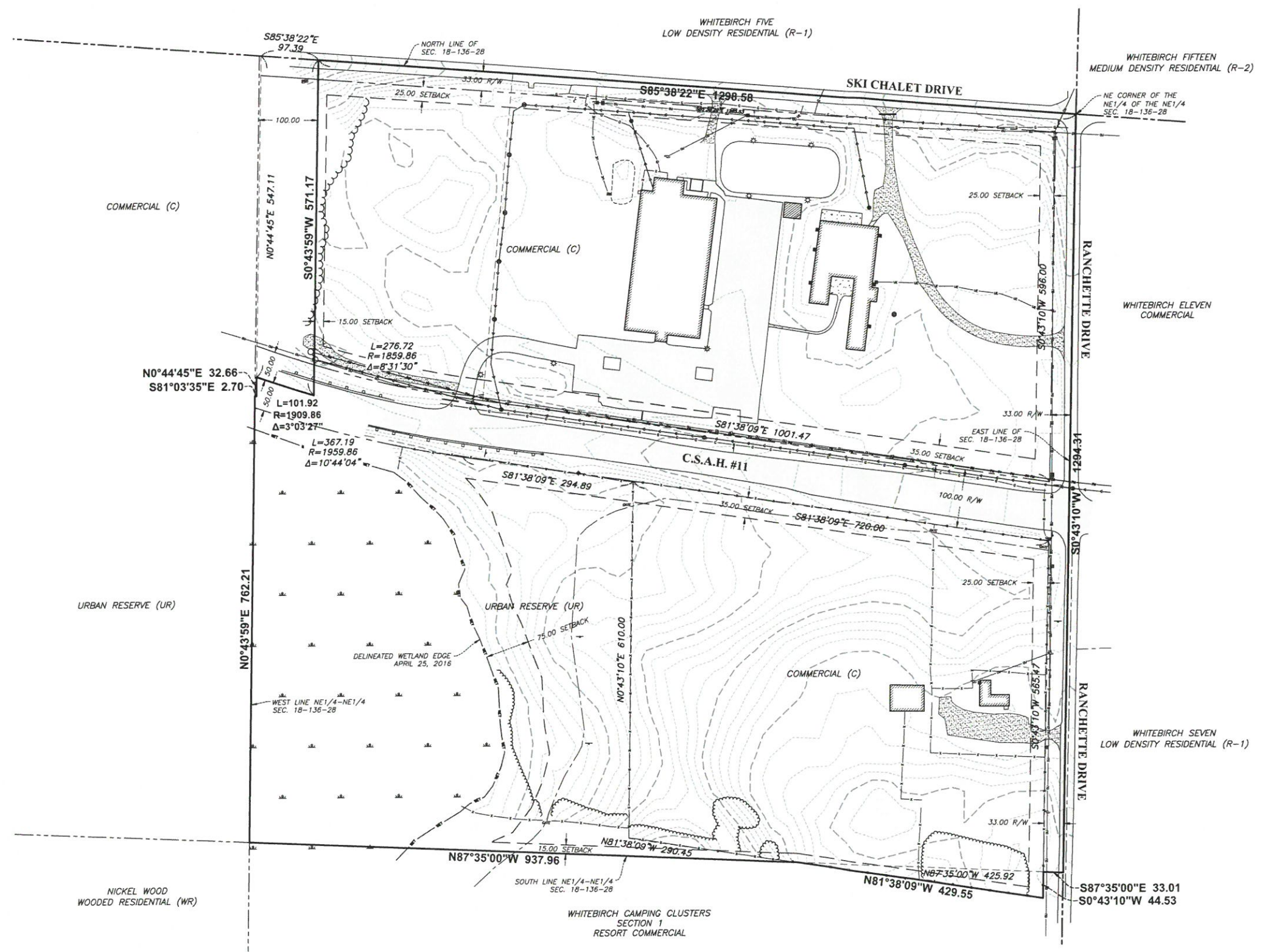
9552 BREEZY POINT DRIVE
BREEZY POINT, MN 56742

SHEET TITLE			
EXISTING CONDITIONS			
DWN BY	CHK'D	APP'D	MAR
MJS	ET		SCALE AS SHD
PROJECT NO.	SHEET NO.	37	
3889-03	EXHIBIT 1		

Plot Date & Time: 26 April 2017 3:56 PM
 J:\EDS_PROJECTS\3889 - White Birch, Inc\3889-0004 - Breezy Point\DESIGN_FROM_FARCO\EXHIBIT 1 - Existing Conditions.dwg

TOPOGRAPHIC SURVEY

PART OF THE E1/2-NE1/4 OF SEC. 18 T136N R28W
CROW WING COUNTY, MINNESOTA



BEARINGS ARE BASED CROW WING COUNTY COORDINATE SYSTEM.
GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
VERTICAL DATUM IS NAVD 88.

LEGEND			
△	CONTROL POINT	X	FENCE LINE
○	SET MONUMENT	□	GUARD RAIL
●	FOUND MONUMENT	→	SANITARY SEWER
⊕	BENCHMARK	G	UNDERGROUND GAS LINE
⊙	SANITARY SEWER MANHOLE	F/O	UNDERGROUND FIBER OPTIC LINE
⊕	WATER WELL	UE	UNDERGROUND ELECTRIC LINE
⊕	COMMUNICATIONS PEDESTAL	OU	OVERHEAD UTILITY LINE
⊕	ELECTRICAL PEDESTAL	—	ROAD CENTERLINE
⊕	ELECTRIC TRANSFORMER	—	CULVERT
⊕	TRAFFIC SIGN	—	RIGHT-OF-WAY LINE
⊕	UTILITY POLE	—	SECTION LINE
⊕	ANCHOR CABLE	—	QUARTER LINE
⊕	LIGHT POLE	—	EXISTING EASEMENT LINE
⊕	AIR CONDITIONER	—	EXISTING/BACKGROUND PROP. LINE
		—	APPROXIMATE BOUNDARY LINE
		—	DELINEATED WETLAND EDGE
		—	EXISTING GROUND CONTOUR
		—	TREE LINE
		—	CONCRETE SURFACE
		—	ASPHALT SURFACE
		—	GRAVEL SURFACE
		—	BUILDING

ZONING NOTES
 MAXIMUM IMPERVIOUS COVERAGE: 50%
 SETBACK - COUNTY ROAD: 35'
 SETBACK - CITY ROAD: 25'
 SETBACK - REAR & SIDE: 15'

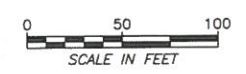
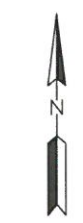
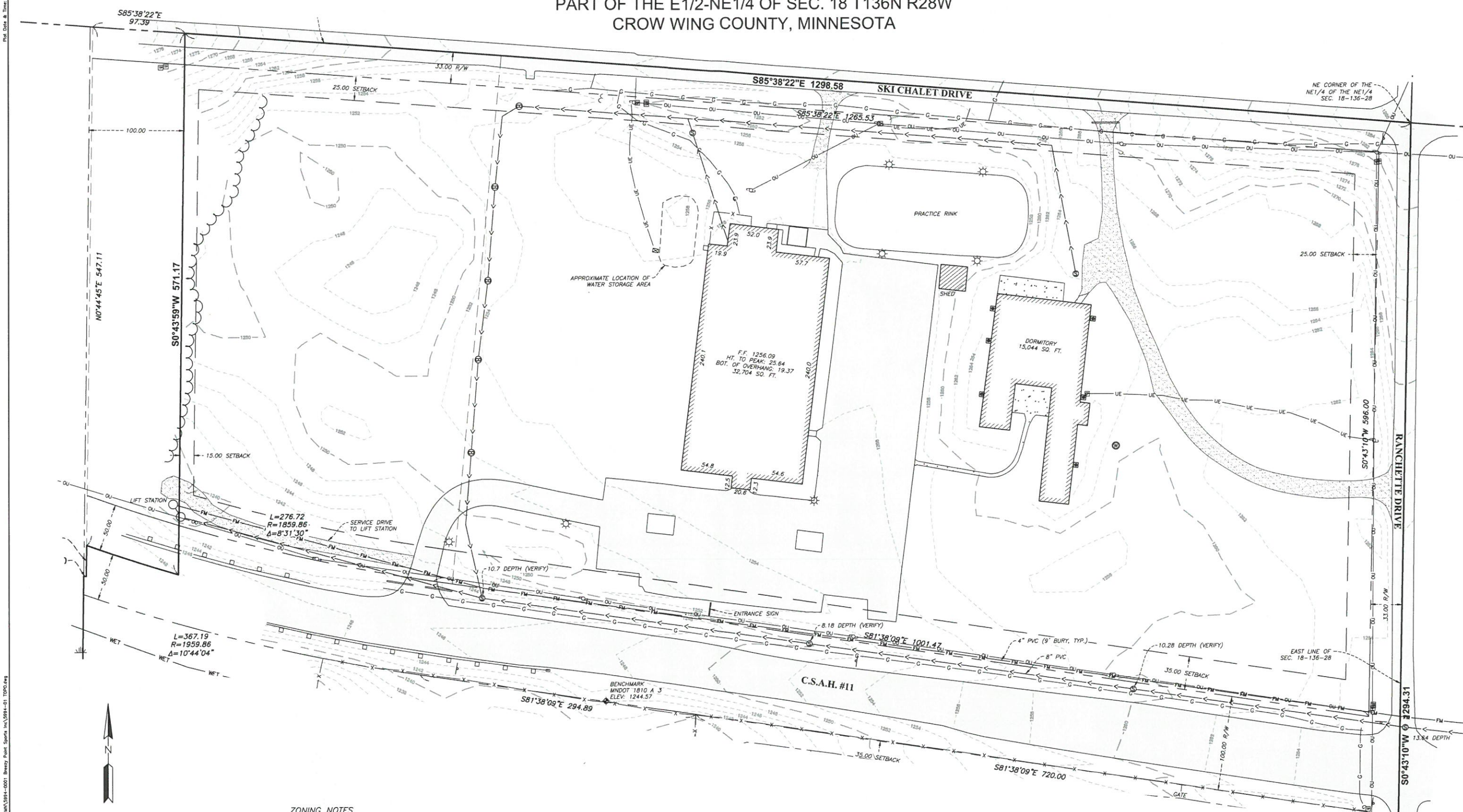
WETLAND DELINEATION BY BEN MEISTER, CERTIFICATION #1031, DATED 4/25/2016.
 VERIFY UNDERGROUND UTILITIES.

<p>Responsive partner. Exceptional outcomes.</p> <p>3303 Fiechtner Drive Fargo, ND 58103</p> <p>Ph: 701-297-9600 Fax: 701-297-9601</p>	CLIENT NAME WHITEBIRCH, INC. 9552 BREEZY POINT DRIVE BREEZY POINT, MN 56472	PROJECT TITLE TOPOGRAPHIC SURVEY						
	PROJECT NO. 5994-01	SHEET NO. 1 OF 3	DWN BY AJS	CHK'D DSL	APP'D DSL	DWG DATE 16-JUN-2016	SCALE 1" = 1'	38

Plot Date & Time: 22 June 2016 2:42 PM
 Survey\Projects\3881-0000 White Birch Breezy Point_MN\3881-0001 Breezy Point_Survey\3881-01 TOPG.dwg

TOPOGRAPHIC SURVEY

PART OF THE E1/2-NE1/4 OF SEC. 18 T136N R28W
CROW WING COUNTY, MINNESOTA



BEARINGS ARE BASED CROW WING COUNTY COORDINATE SYSTEM.
GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
VERTICAL DATUM IS NAVD 88.

ZONING NOTES
MAXIMUM IMPERVIOUS COVERAGE: 50%
SETBACK - COUNTY ROAD: 35'
SETBACK - CITY ROAD: 25'
SETBACK - REAR & SIDE: 15'

WETLAND DELINEATION BY BEN MEISTER, CERTIFICATION #1031, DATED 4/25/2016.
VERIFY UNDERGROUND UTILITIES.

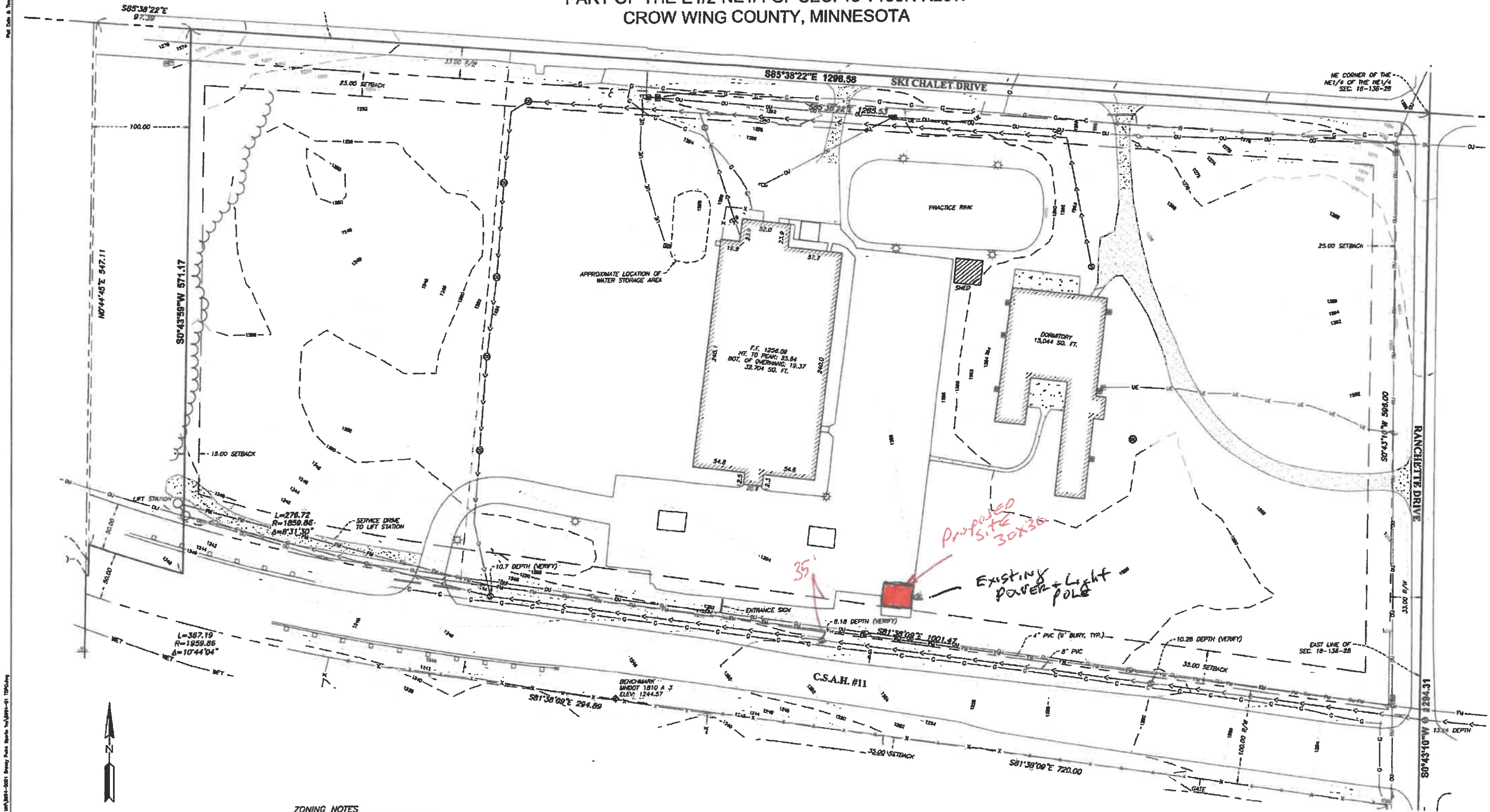
WENCK ASSOCIATES
Responsive partner. Exceptional outcomes.
3303 Fiechtner Drive Fargo, ND 58103 Ph: 701-297-9600 Fax: 701-297-9601

CLIENT NAME
WHITEBIRCH, INC.
9552 BREEZY POINT DRIVE
BREEZY POINT, MN 56472

PROJECT TITLE		TOPOGRAPHIC SURVEY	
DWN BY	CHK'D	APP'D	DWG DATE
AJS	DSL	DSL	16-JUN
PROJECT NO.		SHEET NO.	
5994-01		2 OF 3	

TOPOGRAPHIC SURVEY

PART OF THE E1/2-NE1/4 OF SEC. 18 T136N R28W
CROW WING COUNTY, MINNESOTA



ZONING NOTES
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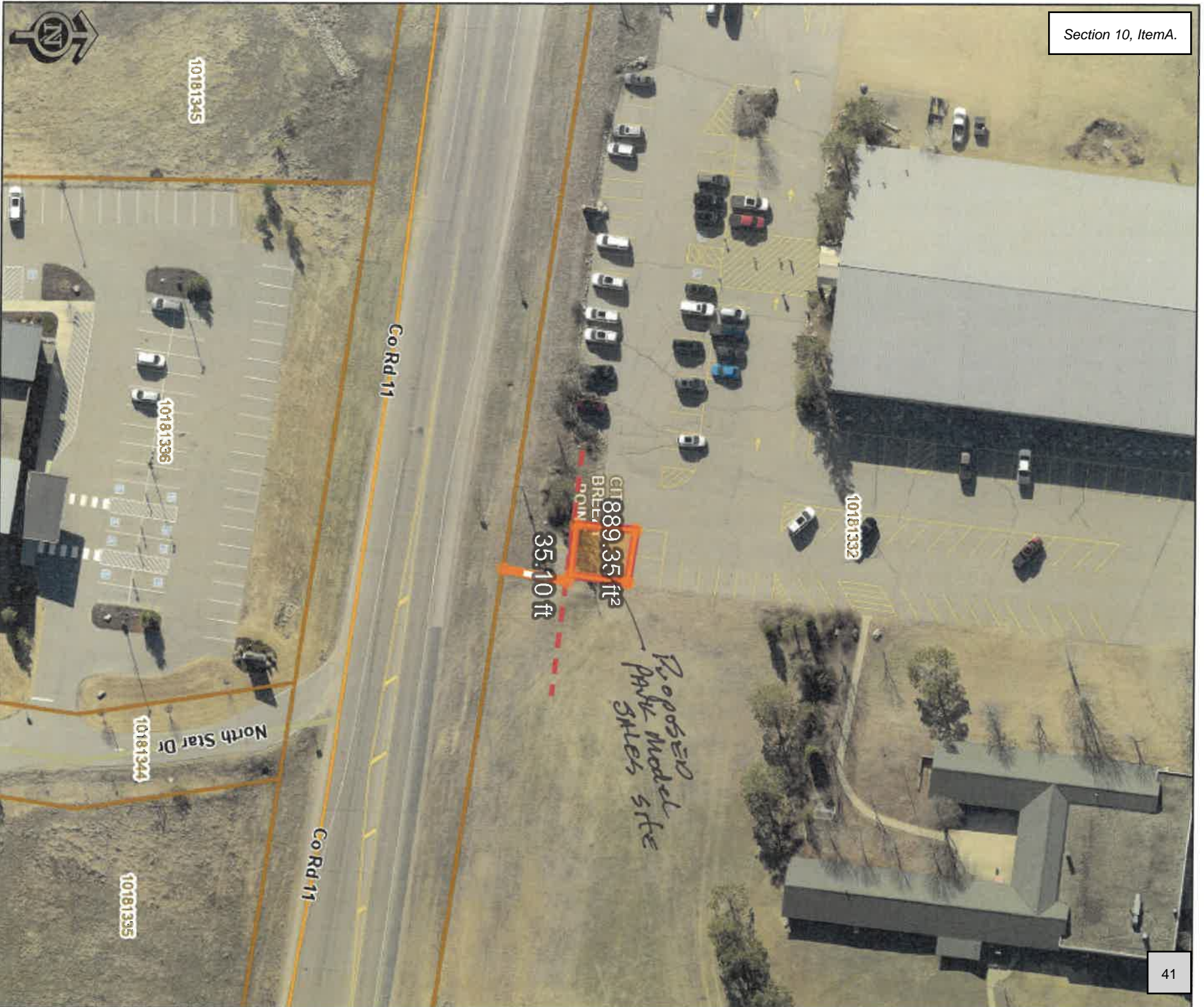
SCALE IN FEET
 0 50 100

BEARINGS ARE BASED CROW WING COUNTY COORDINATE SYSTEM.
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 VERTICAL DATUM IS NAVD 88.

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 3303 Fichtner Drive
 Fargo, ND 58103
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CLIENT NAME
WHITEBIRCH, INC.
 9552 BREEZY POINT DRIVE
 BREEZY POINT, MN 56472

PROJECT TITLE		TOPOGRAPHIC SURVEY	
DWN BY AJS	CHK'D DSL	APP'D DSL	OWO DATE 18-JUN-2016
PROJECT NO. 5994-01		SHEET NO. 2 OF 3	
SCALE 1" = 50'			



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

ArcGIS Web Map

- Land Use Classification**
-  Agricultural/Forestry District
 -  Airport District
 -  Commercial District 1
 -  Commercial District 2
 -  Commercial/Heavy Industrial District
 -  Commercial/Light Industrial District
 -  Rural Residential - 20
 -  Rural Residential - 10
 -  Rural Residential - 5
 -  Rural Residential - 2.5
 -  Rural Residential - 1
 -  Sensitive Shoreland District
 -  Shoreland District
 -  Urban Growth District
 -  Waterfront Commercial

CROW WING COUNTY
MINNESOTA

Date: 12/13/2025 Time: 2:06 PM





Section 10, Item A.



STATE OF MINNESOTA

Dealer License Certificate

DEALER NUMBER: DLR35366

EXPIRATION: 28-Feb-2026

Name: RESORT PARK MODEL SALES INC

Dealer Type: New

Address: 6448 STATE HWY 27 BX 129
WAHKON MN 56386

Additional Location:

Franchise(s):
WOODLAND PK

Owners/Officers:
ROBERT B SPIZZO
JOYCE M BZOSKIE
DAVID R SPIZZO

Skyline Corp.
Wilkens Manufacturing, Inc.

DRYS
Driver &
Vehicle Services



TO: Planning Commission

FROM: Jerry Bohnsack

RE: Zoning Ordinance Talking Points

Meeting of January 13, 2026

Variations

Most Zones except R-3 have a minimum house size of 26 feet wide. 1296 square feet footprint of house. 26 feet wide and 975 square feet footprint house. Minimum 22 ft. x 22 ft. 22 ft. 6/12 roof pitch (unenforceable).

Discussions

- Does the City want to continue requiring minimum house size?
- Is the current minimum house size the correct size? (Reduce? Increase?)
- Amend to eliminate roof pitch.

Currently the ordinance in residential zones prohibits accessory structures without a principal structure.

Discussions

- Should accessory structures be allowed without a principal structure?

Currently the ordinance regulates the size of accessory structure based on size of lots. Height of accessory structure regulated by Zone and size of lot.

Discussion

- Should camping be allowed on unimproved lots?
- Should the current camping restrictions be maintained?

Currently Ordinance allows temporary permit for shipping containers – short term storage during construction.

Discussion

- Should shipping containers be allowed as accessory structures?

2025 BUILDING PERMIT SUMMARY

Section 12, Item A.

	2025		2024		2023		2022		2021		2020		2019		2018		2017	
	#	Value	#	Value	#	Value	#	Value	#	Value	#	Value	#	Value	#	Value	#	Value
New Dwelling Units	35	14,864,000	29	11,701,000	21	10,999,000	29	15,239,000	58	19,067,000	38	9,376,000	26	9,002,000	19	4,498,000	16	4,501,000
Residential	70	1,927,000	58	2,101,400	61	1,544,000	52	1,648,000	88	1,385,000	46	1,191,800	36	1,031,200	36	932,575	68	1,033,046
Remodels & Additions)																		
Commercial			2	2,957,200			3	540,000	5	1,443,000	0	-	3	481,000	11	3,303,600	1	20,000
Commercial Remodel	15	1,120,000	14	232,000	8	183,000	9	468,000	9	146,000	6	522,000	12	157,000	0	0	3	263,033
Commercial Roofing	1	47,000					1	10,000	0		1	20,000	4	125,000	5	276,000	11	1,939,000
Garages & Sheds	17	662,500	23	1,341,000	16	975,000	19	1,086,000	20	356,000	17	529,000	16	653,500	18	509,300	9	163,000
Campgrounds	14	120,000	12	75,300	14	140,000	13	119,000	6	29,000	10	122,000	9	71,800	7	70,285	16	82,275
Miscellaneous	40	184,700	38		34		40	4,000	13	13,000	40	133,500	26	71,900	28	40,844	14	32,800
(Furnace/Mechanical)																		
Re-roofing	64		74		22		34		32		31		26		29		78	
Relocated Structures							1	10,000	2	297,000								
Demo	2																	
TOTALS	261	18,925,200	251	18,407,900	176	13,841,000	201	19,120,000	233	22,736,000	189	11,894,300	158	11,593,400	153	9,630,604	216	\$8,034,154